

TWO  
—  
ELEVEN  
COMMERCE





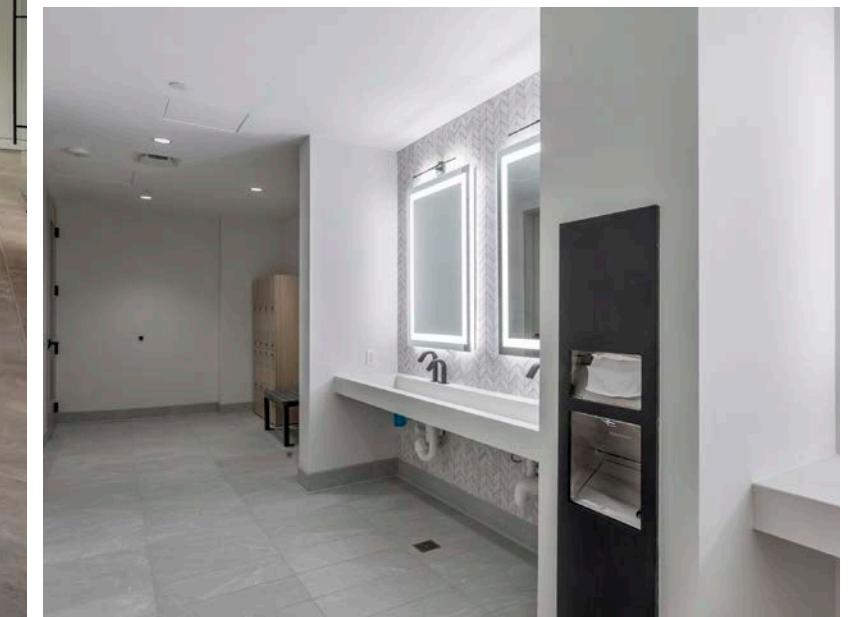
# WHERE BUSINESS & ENTERTAINMENT MERGE

Premium office space is now available in this sleek and sophisticated development, situated in the creative heart of downtown Nashville with access to key locations. Renovated to provide the full range of high-tech amenities for today's workforce, this is the perfect modern headquarters for your business.

# PROPERTY HIGHLIGHTS

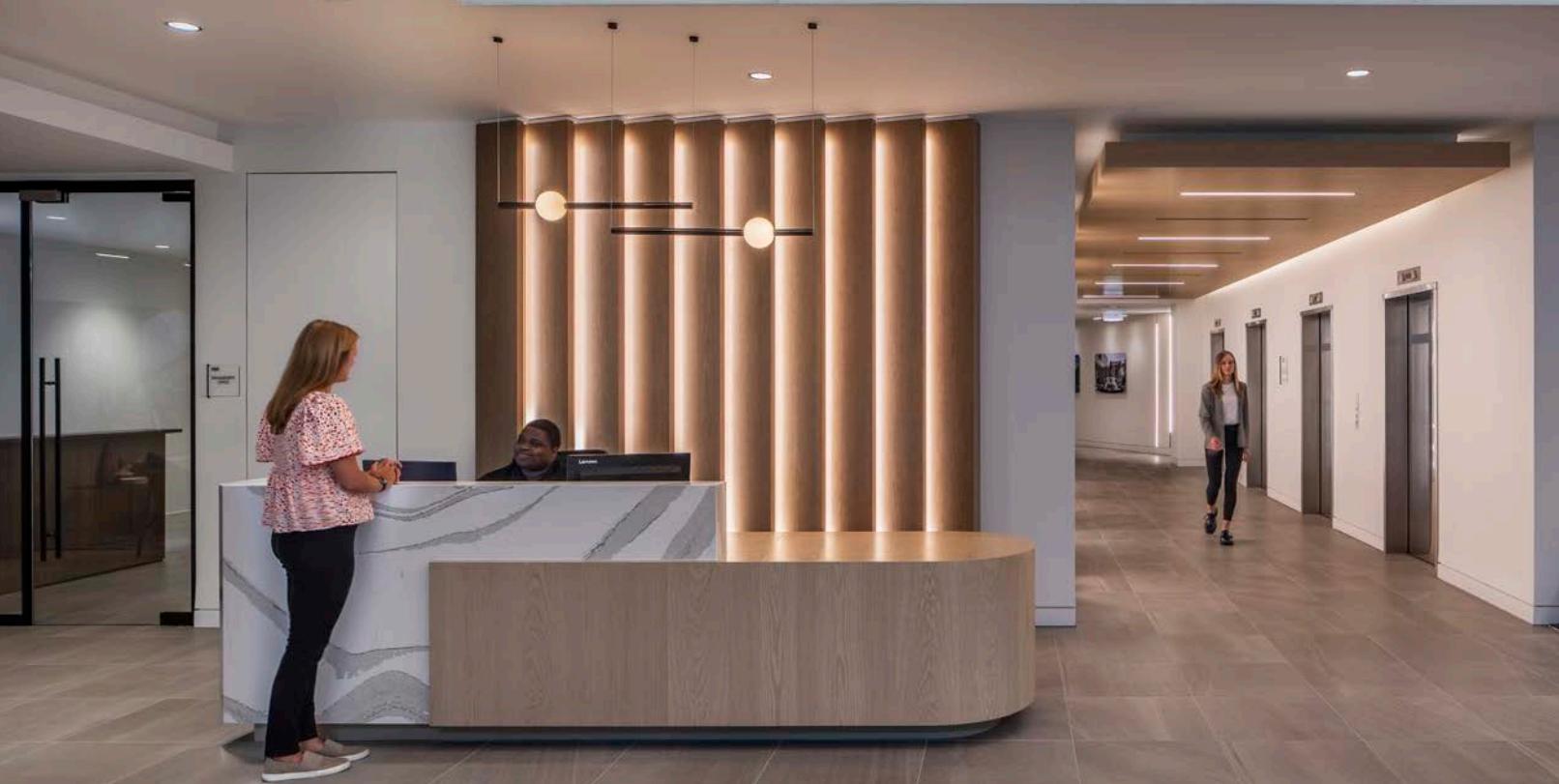
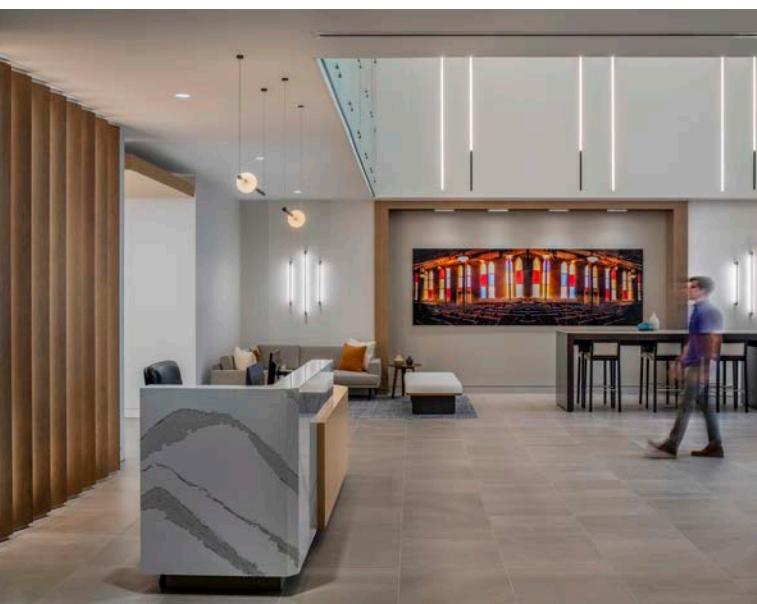
High-end office space in the heart of downtown Nashville

- \$15 million in upgrades completed
- Located two blocks from the new Fifth and Broadway Food Hall
- 2/1000 parking in the building and 26 operators within 2 blocks
- Ground floor retail and restaurant outlets including Black Tap Craft Burgers & Beer
- Modern amenities



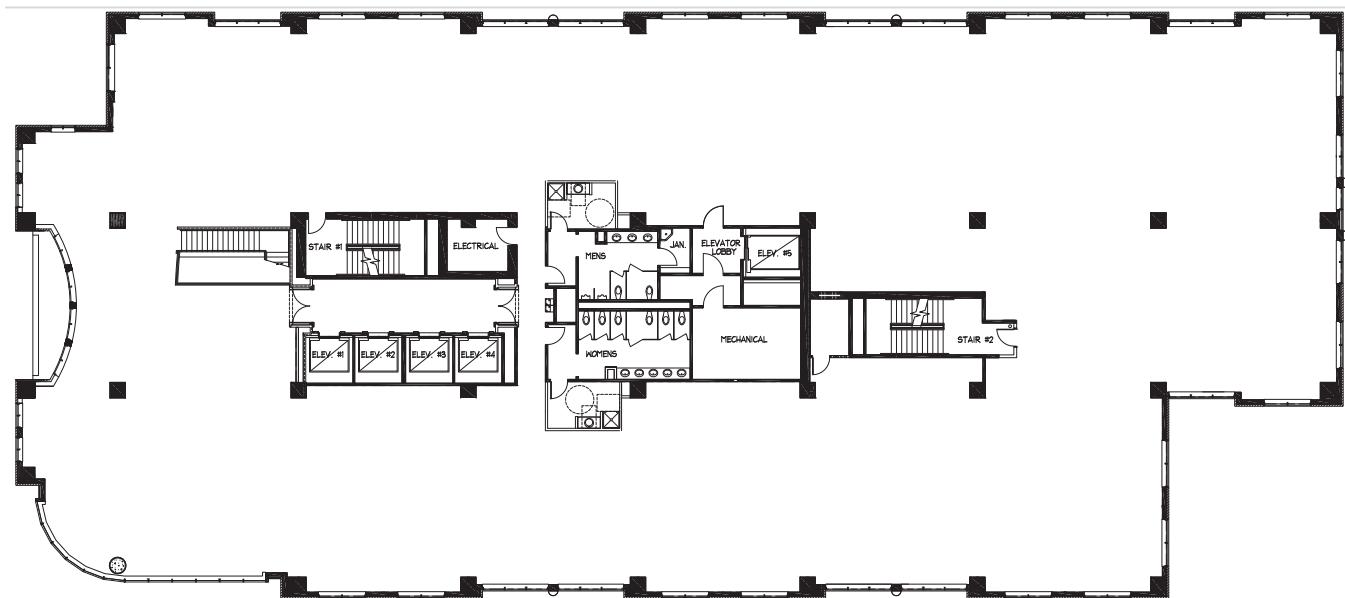
## RECENTLY COMPLETED RENOVATIONS:

- Lobby & entry renovations
- Painted exterior facade for fresh look and feel
- New windows with 8x more daylight
- Indoor/outdoor tenant lounge
- New building conference center
- New state-of-the-art fitness center
- Renovation and activation of outdoor plaza underway
- Remodeled and modernized elevators



## EFFICIENT FLOORPLATES

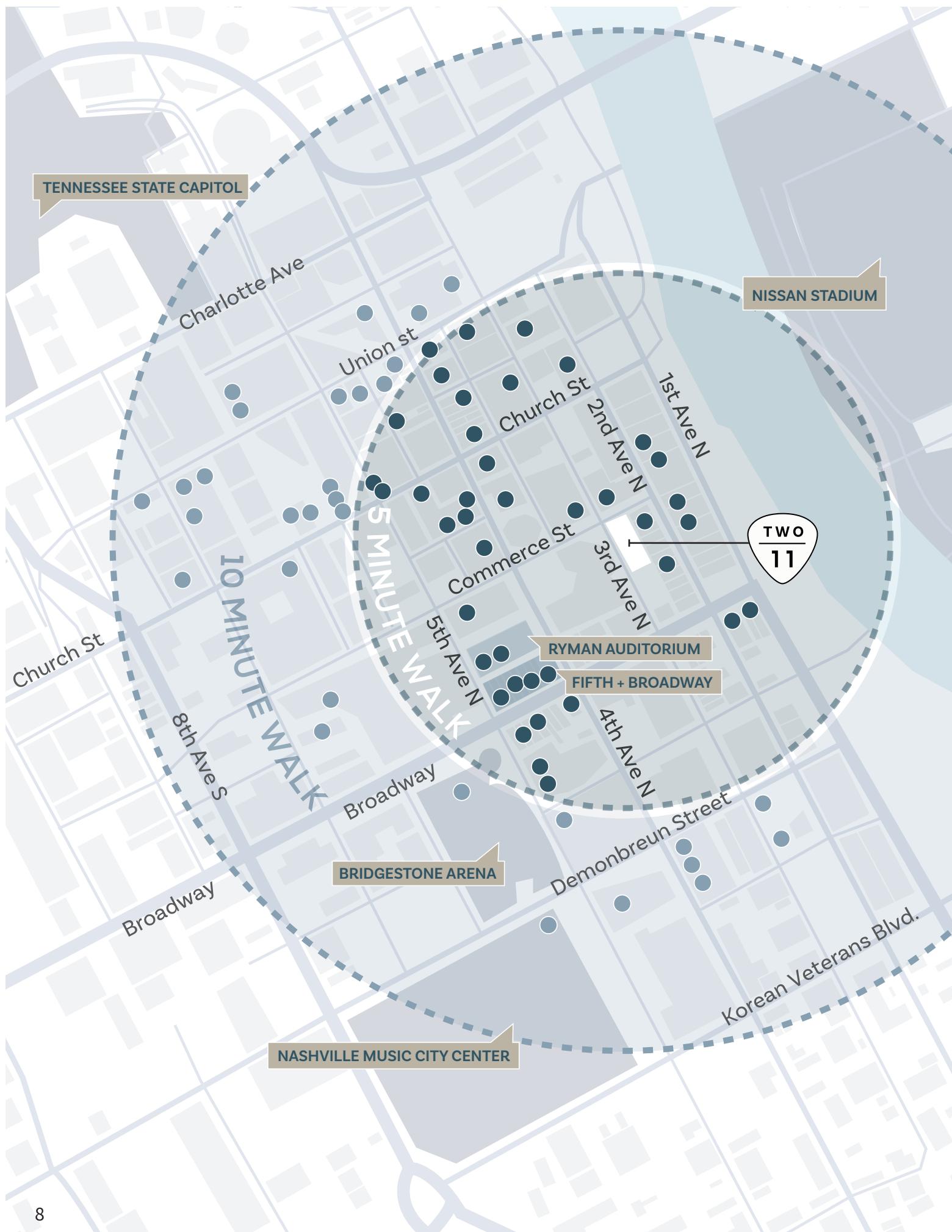
(Average floorplate: 22,470 SF)



**4,300 SF**  
Available high  
end restaurant  
and retail space  
**Black Tap Craft  
Burgers & Beer**  
opening Q1 2023



# LOCAL AMENITIES



Being located in the creative heart of downtown Nashville, you'll have an inspiring choice of over 480 restaurant, hotel, retail and entertainment experiences right outside your front door.

## 5 MIN. WALK HIGHLIGHTS:

### RETAIL & RESTAURANTS

SHAKE SHACK®

**CAVA**

Apple Store

**BLANCO**  
COCINA + CANTINA



ALL LOCATED AT  
FIFTH + BROADWAY

*Rare Bird*  
*Merchants*  
EST. 1892

**RYMAN**  
AUDITORIUM®

*The JOHNNY CASH*  
MUSEUM

### HOTELS

**FAIRLANE**  
HOTEL

**BOBBY**  
HOTEL

**DREAM**  
NASHVILLE | PRINTER'S ALLEY

**NOELLE**  
MUSEUM HOTEL

## ASSEMBLY FOOD HALL

At Assembly Hall, you won't just find a little bit of everything. You'll find a lot of everything. With over 20 different options featuring inspired menus, craft cocktails and unforgettable rooftop views.



# CLEAR CONNECTIVITY



## Ingress/Egress



## GET TO KNOW YOUR NEIGHBORHOOD

Fifth & Broadway:	<b>5 min. walk</b>	Wedgewood Houston:	<b>10 min. drive</b>
Rolling Mill Hill/Peabody:	<b>15 min. walk</b>	Midtown:	<b>10 min. drive</b>
East Nashville:	<b>6 min. drive</b>	The Nations:	<b>13 min. drive</b>
The Gulch:	<b>7 min. drive</b>	Green Hills:	<b>14 min. drive</b>
Germantown:	<b>8 min. drive</b>		



### 5 minute walk to:



**150**

Restaurants



**1500+**

Proposed & existing  
residential units



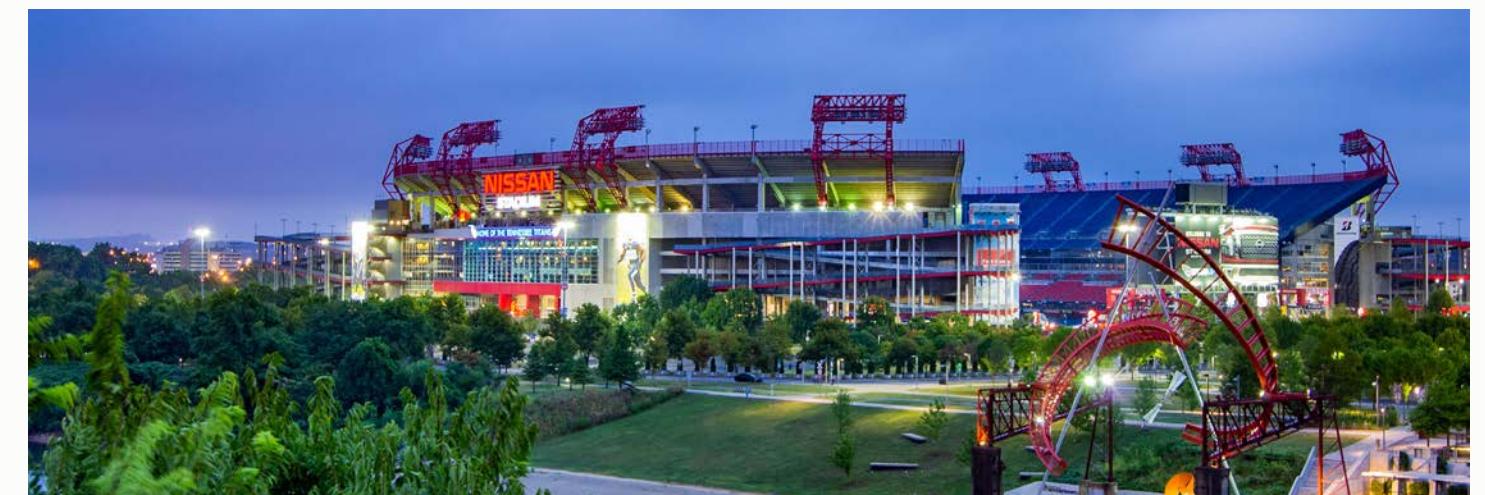
**Multiple**

Sports & entertainment  
venues



**River front**

Cumberland River  
Greenway





# TWO — — ELEVEN COMMERCE

## For information contact:

**Bill Adair**  
Senior Managing Director  
+1 615 928 5306  
[bill.adair@jll.com](mailto:bill.adair@jll.com)

**Sarah Pettigrew**  
Managing Director  
+1 615 928 5310  
[sarah.pettigrew@jll.com](mailto:sarah.pettigrew@jll.com)

**Ashley Marshall**  
Senior Vice President  
+1 615 928 5338  
[ashley.a.marshall@jll.com](mailto:ashley.a.marshall@jll.com)

211 Commerce St. Nashville, TN 37201



LINCOLN  
PROPERTY  
COMPANY

